BOOK 10842 PG 944

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36482)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 76,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March, 1998

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy S. Ratsavong (NAME)	Mortgage Portfolio Services,Inc. (NAME)	148-12-79
885 Irma Drive (ADDRESS)	210 25th Ave. North #500 (ADDRESS)	2DU-16520
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John Robbins and wife, Susan Robbins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy S. Ratsavong and wife, Vilavan Ratsavong

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Hazelwood Subdivision, Section 2-A, of record in Book 3500, Page 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 88.5 feet on the southwesterly margin of Irma Drive and runs back between lines 93.85 feet on the southeasterly line and 132.31 feet on the northwesterly line to a dead line in the rear on which it measures 96.49 feet.

BEING the same property conveyed to John Robbins and wife, Susan Robbins by deed from Tony Lynn Reeves and wife, Karen G. Reeves of record in Book 7206, Page 924, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Unimproved / Improved ☒ 885 Irma Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the same and to the said GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this the 13th day of March, 19 98

John Robbins

Susan Robbins

STATE OF TENNESSEE
DAVIDSON COUNTY
98 MAR 18 AM 10:32
REGISTER'S OFFICE

IDENTIF. + REFERENCE 04 13575

BOOK 10842 PG 945

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State the within named John Robbins and wife, Susan Robbins

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee this 18th day of March, 1998

Commission expires 7/25/98

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

STATE OF TENNESSEE
COUNTY OF

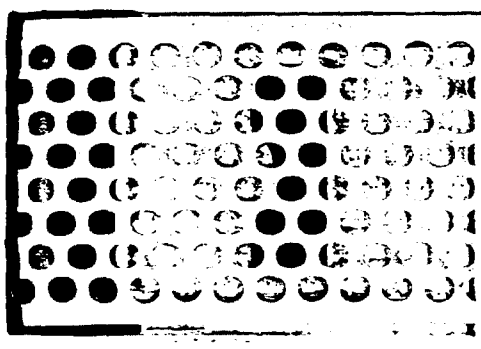
Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

7311 03/18 0101 03CHECK 292.05



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

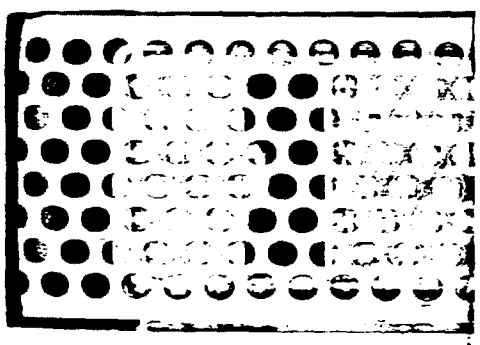
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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TO - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 76500.00
CON TX 283.05
PRFEE 1.00
WDEED 8.00
TOTAL 292.05
CHECK 292.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/18/98 01 10:40 0001 7311



04 13575
IDENTIF. ← REFERENCE

98 MAR 18 AM 10:32
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 1267667